

Natural Environment Referral Response - Biodiversity

Application Number:	DA2019/0384
Responsible Officer	Georgia Quinn
Land to be developed (Address):	Lot 17 DP 12838 , 88 Plateau Road BILGOLA PLATEAU NSW 2107

Reasons for referral

This application seeks consent development on land, or within 40m of land, containing:

- All Development Applications on
- Actual or potential threatened species, populations, ecological communities, or their habitats;
- Wildlife corridors;
- Vegetation query stipulating that a Flora and Fauna Assessment is required;
- Vegetation query - X type located in both A & C Wards;

And as such, Council's Natural Environment Unit officers are required to consider the likely potential environmental impacts.

Officer comments

Pittwater 21 DCP Clause B4.3 Flora and Fauna Habitat Enhancement Category 2 Land applies to the site. As the development is proposed on parts of the site identified as not containing native vegetation, and the development does not impact on bushland on the site or adjoining properties no additional assessment is required. The control does not apply except for conditioning of planting two canopy trees or appropriate native vegetation, and removal / control of priority and environmental weeds.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Control of Weeds

Prior to the completion of works, all priority weeds (as listed under the Biosecurity Act 2015) are to be removed/controlled within the subject site using an appropriately registered control method. Information on weeds of the Northern Beaches can be found at the NSW WeedWise website (<http://weeds.dpi.nsw.gov.au/>). All environmental weeds are to be removed and controlled. Refer to Council website http://www.pittwater.nsw.gov.au/environment/noxious_weeds

Reason: Weed management.

Provision of Three Canopy Trees

At least two (2) canopy trees are to be provided which at maturity will achieve a canopy height greater than 8.5 metres. Alternatively appropriate native vegetation that will also visually reduce the height, bulk and scale of the building can be incorporated into the design. Species selection is to incorporate locally native species. This screen planting is to be retained over the life of the development and replaced if they should die or be destroyed or removed.

Reason: To ensure the retention of the Urban Forest/Natural Environment.